

96th Street & Westfield Blvd. Area

Neighborhood Planning Study

City of Carmel, Indiana
Department of Community Services

February 15, 2006

Conceptual Land Use Plan
Land Use Description Matrix
Roadway Description Matrix
Parcel Identification Map



	CHARACTER	URBAN DESIGN						
AREAS	GENERAL LAND USE DESCRIPTION	Site Planning and Building Orientation	Building Scale and Height	Parking Treatment	Buffering to Neighborhood	Open Space / Woodlands	Access	Densities
MIXED-USE or TRANSIT CENTER	Mixed Land Uses (Retail, Commercial, Office, Residential) with pedestrian-friendly urban forms.	<ul style="list-style-type: none">Buildings oriented to street edges creating a walkable pedestrian environment	<ul style="list-style-type: none">Maximum of Six (6) Stories (80 Feet) on southeast ¼ of siteMaximum of Four (4) Stories (50 Feet) on remaining area	<ul style="list-style-type: none">Parking in Rear of BuildingsParking GaragesUnderground Parking	<ul style="list-style-type: none">Minimum 50' landscape/ noise/light buffer when adjacent to existing residential uses.Buffering should accommodate pedestrian uses such as pathways.	<ul style="list-style-type: none">Create usable, public open spaces such as plazas or courtyards.Adherence to City's Open Space Guidelines	<ul style="list-style-type: none">Roadway access to Keystone and 96th StreetInterior roadways connected to adjacent usesPedestrian connections via pathways and trails	<ul style="list-style-type: none">Urban mixed-use densities of Floor Area Ratio of 4 to 6
NEIGHBORHOOD COMMERCIAL	Neighborhood-scaled commercial uses such as professional offices and specialty retailers (I.e jeweler) In Mixed-Use areas, buildings with active first floors (retail, office) under office and residential users.	<ul style="list-style-type: none">Buildings oriented to or facing street edges creating a walkable pedestrian environment	<ul style="list-style-type: none">Maximum of Three (3) Stories (40 Feet) in area	<ul style="list-style-type: none">Parking in Rear of BuildingsShared Parking with other land uses	<ul style="list-style-type: none">Minimum 50' landscape/ noise/light buffer when adjacent to existing residential uses.Buffering should accommodate pedestrian uses such as pathways	<ul style="list-style-type: none">Create usable, public open spaces such as plazas or courtyards.Adherence to City's Open Space Guidelines	<ul style="list-style-type: none">Interior roadways connected to adjacent uses.Pedestrian connections via pathways and trails	<ul style="list-style-type: none">Urban mixed-use densities of Floor Area Ratio of 3 to 4
MEDIUM DENSITY RESIDENTIAL	Medium Density Residential uses such as small-lot single family detached units, duplex units, or attached townhouse units.	<ul style="list-style-type: none">Residential units oriented to public streets or clustered around courtyard or open space areas.	<ul style="list-style-type: none">Maximum of Three (3) Stories (40 Feet) in area	<ul style="list-style-type: none">According to City of Carmel Standards for Residential ParkingOn-Street Parking encouraged	<ul style="list-style-type: none">Minimum 50' landscape/ noise/light buffer when adjacent to existing residential uses.Buffering should accommodate pedestrian uses such as pathways	<ul style="list-style-type: none">Create amenities for residents with pocket parks, wetlands and open areasAdherence to City's Open Space Guidelines	<ul style="list-style-type: none">Pedestrian connections via pathways and trailsLogical interior roadway systemConsolidated entry/exit onto major roadway systems (limited individual curb cut driveways)	<ul style="list-style-type: none">Residential densities of 8 – 14 units per acre
CIVIC / CONSERVATION	Civic Uses such as a community center, church, school, nature center which take advantage of proximity to proposed forest/park area as well as connection to the Monon Trail.	<ul style="list-style-type: none">Oriented and integrated with adjacent Mixed-Use Development Pattern	<ul style="list-style-type: none">Maximum of Three (3) Stories (40 Feet) in area	<ul style="list-style-type: none">Shared Parking with Mixed Use areaParking for public access to the Monon Trail and proposed Forest Preserve / Park Area	<ul style="list-style-type: none">Minimum 50' landscape/ noise/light buffer when adjacent to existing residential uses.Buffering should accommodate pedestrian uses such as pathways	<ul style="list-style-type: none">Utilize sites which minimize woodland removalAdherence to City's Open Space Guidelines	<ul style="list-style-type: none">Pedestrian connections via pathways and trails	<ul style="list-style-type: none">Institutional setting with front lawns and natural environment
RESIDENTIAL CONSERVATION	Maintenance and improvement of single family residential land uses. General recommendations: <ul style="list-style-type: none">Install sidewalks and bus stop areas on major neighborhood streets.Promote home maintenance and ownership through neighborhood organizations and code enforcement.Promote additional tree growth and planting.							
TRANSITIONAL	The Department recognizes that the private real estate market might desire the redevelopment of several single-family lots in these areas. While maintaining and improving the existing residential community is encouraged, consideration will be given to: <ul style="list-style-type: none">Private market assembly of contiguous land for redevelopment, adjacent to a changing land use area on Westfield Blvd. or 96th Street, which total a minimum of 5 gross acres. Should this occur, the Department would begin a special review of the land assembly, working to understand development form, access and parking, and open space issues.							

	CHARACTER
ROADWAY	GENERAL STREET DESCRIPTION
KEYSTONE AVENUE (US 421)	<ul style="list-style-type: none">• Implement proposed intersection improvement at 96th/Keystone.• Improve Keystone roadway and redesign drive lanes to allow a separation of thru and local traffic coming to and from new intersection.• Recommend that 98th Street terminate at Keystone allowing only a right hand turn south.• Recommend that future designs for the intersection at 99th Street allow for left and right hand turns heading north and south.
96 th STREET	<ul style="list-style-type: none">• Recommend that 96th Street between Keystone and Westfield be designed as a two-lane street with center median turn lane. This design must safely accommodate bike and pedestrian traffic.• Recommend the design of a traffic circle at the intersection of Haverstick and 96th.• Recommend that Haverstick remain two lanes.• Recommend the improvement of the Westfield Bridge over I-465 to accommodate additional traffic.• As a 10-year strategy, recommend the collaboration with Indianapolis to improve Real Street intersection and system.
96 th STREET 150 FT. RIGHT OF WAY	<ul style="list-style-type: none">• Recommend that the 150-foot right of way north of I-465 and west of Westfield Blvd not be vacated. Should future development beyond the 10-year horizon of this plan occur, this corridor might provide a needed roadway right of way
99 th STREET	<ul style="list-style-type: none">• Remain two lane neighborhood street with traffic calming features.
98 th STREET (INTERNAL NEIGHBORHOOD)	<ul style="list-style-type: none">• Remain two lane neighborhood street• Recommend street sidewalks in neighborhood areas• 98th Street Right of Way, recommended for pedestrian pathway
HAVERSTICK ROAD	<ul style="list-style-type: none">• Remain two lane residential street• Recommend street sidewalks in neighborhood areas with appropriate lighting and signage
INTERNAL STREETS	<ul style="list-style-type: none">• New Internal Streets should have a logical roadway configuration, facilitating connectivity and ease of use.• All new streets should accommodate pedestrian, bike and automobile traffic in its overall design.• On-street parking is encouraged.



96th Street